

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

MARCH 28, 2016

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Acting Chairman Ron Reim
Mark Winings, Aldermanic Representative
Craig Owens, City Manager
Josh Corson
Pepe Finn*

*left the meeting at 6 p.m.

Absent:

Chairman Steve Lichtenfeld
Sherry Eisenberg

Also in Attendance:

Susan M. Istenes, AICP, Planning Director
Louis Clayton, Planner
Kevin O'Keefe, City Attorney

Acting Chairman Ron Reim asked that all cell phone ringers be turned off, that conversations take place outside the meeting room and that those who wish to speak approach the podium and to be sure the green light on the microphone is on for proper recording of this meeting.

MINUTES

The minutes/transcription of the March 7, 2016 meeting were approved, after having been previously distributed to each member.

SUBDIVISION PLAT/SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 6364 SAN BONITA AVENUE

Jay Sparks, project architect, was in attendance at the meeting.

Acting Chairman Reim asked staff if these three items will be considered separately.

Susan Istenes replied “yes”.

Susan Istenes stated that proposed subdivision plat consolidates Lot 29 and 30 in Block C of the Hi-Point Amended Subdivision that have historically been under common ownership. Lot 29 measures 4,721 square feet and contains a single family residence. Lot 30 measures 4,880 square feet and is currently vacant. The newly consolidated lot will measure 9,601 square feet and will have 90 feet of frontage on San Bonita Avenue. The consolidated lot is compatible with the lots located in the immediate area and it meets the minimum lot area and width requirements of the R-2 Zoning District and staff recommends approval to the Board of Aldermen with the following conditions:

1. That the applicant provide a Mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements;
2. That the applicant file the plat with the St. Louis County Recorder of Deeds office and submit proof of filing to the City within 30 days of Board of Aldermen approval.

Acting Chairman Reim asked if there were any questions about the proposal.

Hearing none and hearing nothing from the audience, Pepe Finn made a motion to recommend approval of the subdivision plat per staff recommendation. The motion was seconded by Josh Corson and unanimously approved by the members.

The site plan was now up for review and consideration.

Susan Istenes explained that the 9,710-square-foot site is located on the south/east side of San Bonita Avenue near the intersection with DeMun Avenue, and has a zoning designation of R-2 Single-Family Dwelling District. The existing two-story home measures 1,716 square feet, and the proposed project consists of the construction of a 1,003-square foot addition consisting of an attached, rear entry, two-car garage on the east side of the home, a screened in porch on the rear of the home and a two-story addition to the rear of the home. Because the combined size of the addition is greater than 50 percent of the existing home, site plan review is required. The existing HVAC unit will be relocated behind the new garage and screened by a wood fence. Trash will be stored in a new, 56-square-foot trash enclosure located adjacent to the alley and screened by a wood fence and gate underneath the rear deck. The existing impervious coverage on site is 35.9 percent. The proposed impervious coverage is 40.8 percent which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.44 cubic feet per second (CFS). The proposed runoff is 0.52 CFS, which represents an increase in 0.08 CFS. To mitigate the increase in storm water runoff, downspouts from the addition will be piped to a rain garden in the front yard. The rain

garden will be planted with native grasses and flowers. The Public Works Department has reviewed the site plan and finds the storm water plan acceptable. The proposed landscape design provides minimal landscaping adjacent to the proposed garage addition and driveway. A complete plant list and planting details has not been shown on the landscape plan. The landscape plan preserves all the trees on site and proposes five caliper inches of new trees. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site and the existing trees to remain are shown to be protected and preserved per City guidelines. Exterior lighting is proposed at the exterior doors and garage and will not exceed 75 watts. Susan stated that the height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District. Storm water will be adequately managed on site, and the landscape plan provides for adequate landscaping and the proposed trees are suitable for the area. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the following conditions, to be approved by staff prior to the issuance of a building permit:

1. To ensure the future maintenance and operation of the rain garden, the applicant shall record the approved site plan with St. Louis County, and submit proof of recording to the City prior to the issuance of a building permit.
2. That the applicant submit a revised landscape plan including a plant list for all proposed plantings indicating scientific name, common name, installed size and spacing.

Mr. Sparks indicated that he believed the plant information was already provided but that he would be happy to resubmit it.

Acting Chairman Reim asked how the bio-retention area works.

Mr. Sparks stated that he is not an expert, but that the downspout drainage will collect there; that it is approximately 15 X 20 feet in size and made of several materials. He stated that the area behind it will be landscaped.

Mark Winings made reference to the e-mail that was received regarding this proposal.

Louis Clayton informed the members that he checked with the City's contracted landscape architect and all impacted trees will be protected and preserved per City guidelines.

Acting Chairman Reim asked if a proposal for this property was presented prior to this evening.

Louis Clayton reminded the members that a conceptual proposal was previously presented that included a front entry garage.

Acting Chairman Reim asked about the downspouts.

Mr. Sparks stated that the underground system pipes downspout drainage to the rain garden. He reiterated that the civil engineer prepared the drawings.

Pepe Finn asked about the garage placement.

Mr. Sparks indicated that it is a side (east) facing garage. He added that it was suggested during the conceptual presentation that the garage be a rear or side facing garage.

Acting Chairman Reim asked if there were any other questions or comments.

Hearing none from the members or the audience, Acting Chairman Reim called for a motion.

Josh Corson made a motion to approve the site plan per staff recommendations. The motion was seconded by Pepe Finn and unanimously approved by the members.

The architectural aspects of the project were now up for review and discussion.

Susan Istenes explained that the existing home has brick on the first floor and stucco on the second floor. The proposed addition will incorporate the same design and materials to match the existing home. The amount of stucco will exceed the allowable 25 percent per elevation on the west elevation (42 percent) and east elevation (33 percent). The Architectural Review Guidelines state that whenever 15 percent or more of the homes within a neighborhood are constructed with stucco, the amount of stucco used for new construction may exceed 25 percent per elevation. According to the applicant, 27 percent of the homes in the neighborhood use stucco; therefore, the amount of stucco may exceed 25 percent per elevation. The new roof is clad with gray-brown fiberglass shingles and white double-hung windows are proposed. All new materials are to match existing. A new exposed aggregate driveway is proposed from the rear alley to the new garage. A wood driveway gate is also proposed at the entrance to the property. The new driveway will lead to a side loading garage with a black carriage style garage door. A 6-foot wood privacy fence is proposed parallel to San Bonita Avenue between the addition and the eastern property line. No retaining walls are proposed. Susan stated that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines. One-story attached garages are not a common feature in the neighborhood; however, the subject property is one of the few double lots in the neighborhood that can accommodate such a design. Staff is of the opinion that the design and materials of the addition are compatible with the home and recommends approval as submitted.

Mr. Sparks stated that while the garage is attached, it's pushed back as far as possible on the lot. He noted that there will be new landscaping and a new fence. He informed the members that the new owners have indicated that an attached garage is a high priority.

Acting Chairman Reim noted that this is an improvement over the previous proposal.

A brick sample (Sioux City Brick) was presented. Mr. Sparks stated that the existing brick should be easy to match. A stucco sample was also presented.

Acting Chairman Reim asked if the stucco is real or EIFS.

Mr. Sparks indicated that they have not made that decision as of yet, but it will likely be an engineered system.

Acting Chairman Reim asked if it will match existing.

Mr. Sparks indicated that it will be a close match.

Acting Chairman solicited additional questions or comments. None were received. He called for a motion.

Josh Corson made a motion to approve as submitted. The motion was seconded by Pepe Finn and unanimously approved by the Board.

Acting Chairman Reim asked when they plan to start construction.

Mr. Sparks stated that they are anxious and that they still need to pull permits, which he understands, takes 14 days to issue.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8300 KINGSBURY BOULEVARD

Gabe DuBois, civil engineer and Lori Fumagalli, project designer, were in attendance at the meeting.

Susan Istenes explained that the proposed project consists of the demolition of an existing one-story home and the construction of a 4,160-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 29 feet 11 7/8 inches as measured from the average existing grade to the mean height of the roof. The plans show the HVAC units located at the east side of the home and screened by a 36-inch cedar fence. Trash will be stored in a 40-square-foot trash enclosure located adjacent to the HVAC units and will also be screened by a 36-inch cedar fence and gate. The Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot area and allows an increase

in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 55 percent for the inclusion of an attached, below-grade, rear-loading garage. The existing impervious coverage on site is 50.7 percent. The new plans increase the impervious coverage to 54.1 percent, which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.42 cubic feet per second (CFS). The proposed runoff is 0.43 CFS, which represents an increase in 0.01 CFS. To mitigate the increase in storm water runoff, downspouts on the west side of the home will be piped to a dry well in the rear yard. Downspouts on the east side of the home will be piped to a pop up bubbler in the rear yard. The Public Works Department finds the storm water plan acceptable. The proposed landscape design features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. The landscape plan shows the removal of 16 caliper inches of deciduous trees, 8 of which require replacement, and proposes 33 caliper inches of new deciduous and broadleaf evergreen trees. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site. Existing trees that may be impacted are shown to be protected and preserved in accordance with the City's guidelines. Exterior lights are proposed on the front and rear doors and will not exceed 75 watts. Susan stated that the height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District. Storm water will be adequately managed on site, and the landscape plan features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the following condition, to be approved by staff prior to the issuance of a building permit:

1. To ensure the future maintenance and operation of the dry well, the applicant shall record the approved site plan with St. Louis County and submit proof of recording to the City.

Mr. DuBois presented the proposed site plan to the members. He informed the members that they are providing mitigation for 41 cubic feet, which exceeds the 12 cubic feet mitigation required for this project. He indicated that the neighbor has expressed concern about drainage and that they are willing to add an additional flow unit to the plans.

Craig Owens asked if there has been a recalculation.

Mr. DuBois indicated that they would be providing mitigation for 61-62 cubic feet total with an additional flow unit, which is 6 times the requirement.

Acting Chairman Reim asked if the regrading will result in a redirection of drainage onto adjacent property.

Mr. DuBois replied "no".

Acting Chairman Reim asked if he can speak to the landscaping plan.

Mr. DuBois indicated that he would attempt to.

At this time, Ms. Fumagalli approached the podium. She informed the members that she did not design the landscape plan, either; she is the architect on the project.

Mr. DuBois stated that he is aware that the landscape plan was approved by City staff.

Note: Pepe Finn left the meeting (approx. 6 p.m.).

A brief discussion regarding the trees being removed and being retained took place.

Tom Tirjan, 221 Topton Way, noted that his west property line and the subject property's east property line is shared. He stated that he met with Mike Manlin who was accommodating with regard to storm water run-off; noting that water flows to the southeast corner over his driveway and onto Topton Way. He asked for assurances that the additional flow unit will work. A photograph of the subject property and his property was presented. He stated that his roof is flat and that the proposed house is high and that technically, there may be a 15-foot height difference between the mid-line of the roof of the proposed house to his roof, visually it is 18-20 feet higher. He added that the first floor of the proposed house starts at the top of his first floor windows. He asked that the height difference be mitigated.

Acting Chairman Reim stated that he would like to address height during the architectural review portion of the project review; he asked for confirmation that a height mitigation method was put in place here.

Louis Clayton confirmed, noting that there is an increased side yard setback.

Acting Chairman Reim asked Mr. DuBois to address the run-off concern.

Mr. DuBois stated that run-off will be reduced but that it is impossible to capture all of it. He reiterated that the two proposed dry wells and the addition of one more as offered earlier in this meeting exceeds the City's mitigation requirements and should greatly reduce run-off.

Acting Chairman Reim asked if there is a driveway now.

Mr. DuBois replied "yes". He stated that he could add a surface inlet and although he tries to avoid them as they collect leaves, he is confident Mr. Manlin would be willing.

Acting Chairman Reim asked if there were any more questions related to the site plan.

Hearing no further questions or comments, Josh Corson made a motion to approve the site plan per staff recommendations and with the addition of one more dry well (flow unit) and a surface inlet. The motion was seconded by Craig Owens and unanimously approved by the members.

The architectural aspects of the project were now up for review and discussion.

Susan Istenes explained that properties located west of Forsyth Boulevard in Clayton Gardens have traditionally been developed with one-story ranch homes with a strong horizontal orientation. The basic massing of the proposed home is articulated on all sides with windows, doors, accent materials and variations in roof forms. The home to the west (8304 Kingsbury Boulevard) was constructed in 2005 and is +/- 3 feet shorter than the proposed home (as measured from the mid-point of each roof). The home to the east (221 Tipton Way) was constructed in 1952 and is +/- 15 feet shorter than the proposed home (as measured from the mid-point of each roof). As required by Section 410.385 of the Clayton Gardens Urban Design District, to avoid tall, blocky building forms, new structures shall incorporate a transition in height and scale through one of six possible techniques. According to the applicant, the proposed design incorporates the following permitted techniques:

1. Increasing the side yard setback one foot for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard.
 - a. The required side yard setbacks are 6 feet and the proposed setbacks to the east are 17.5 at the north corner and 12.61 at the south corner.
2. Stepping-down to meet the approximate height of the adjacent structure.
3. Utilizing a roof pitch and overhang similar to that of the adjacent structures.

Susan noted that Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones, although the original brick has been painted in some instances. The primary building material for the proposed home is brown brick with beige Hardie board lap siding accents. The proposed roof is clad in “weathered wood” colored architectural asphalt shingles. “Sea Foam Green” aluminum windows are proposed. A 9-foot wide exposed aggregate driveway is proposed on the east side of the home that leads to a rear-entry, at-grade attached garage with a beige garage door. A new fence is not proposed at this time. A low Versa-lok Mosaic retaining wall is proposed along the west side of the driveway. Susan stated that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes and recommends approval as proposed.

Acting Chairman Reim commented that he has to admit the house seems pretty tall even with the mitigation methods in place.

Ms. Fumagalli stated that the garage is where it has to be due to the retaining wall between the two properties. She reiterated that the house was pulled in to help mitigate the height and that they kept the plates as low as possible and sloped the ceilings but kept it marketable. She stated that they

chose to pull the house far away from the property line versus having a one-story close to the property line.

Mark Winings referred to the information regarding height mentioned in the staff report.

Louis Clayton informed the members that the applicant has stated that one of the techniques provided by the applicant is stepping the house down on the west side.

Acting Chairman Reim commented that it's inherent that a house with a basement garage will be taller to accommodate the garage; however, this house is a substantial structure and there would be a monumental wall adjacent to a 1-story house.

Ms. Fumagalli stated that she tried to create a pleasing house.

Josh Corson asked what the objects are on the top of the front façade.

Ms. Fumagalli replied "brackets".

Samples of the roofing material, siding, brick and trim were presented.

Mr. Tirjan, referring to the street view, asked that the members consider the height difference and noted that the chimney goes straight up above the roofline.

Ann Brown, neighboring property owner (address unidentified) agreed with Mr. Tirjan, stating that the height is excessive; that the west side of her house is 2 stories and the gutter-lines don't meet up. She stated that she would like to see the setbacks (drawings).

Louis Clayton stated that the proposed setbacks are 17.5-feet at the north corner and 12.6-foot at the south corner; required setbacks are 9-feet (3 additional feet based on proposed height). He noted that the proposal exceeds the setback required by code.

Ms. Brown suggested lowering the ceilings. She noted that the house is nice looking; it's just too tall.

Acting Chairman Reim stated that based on staff's comments, the proposal complies with code. He asked the applicant if something could be done to reduce the height perception.

Ms. Fumagalli stated that a 10-foot first floor ceiling is standard, but that she could drop the ceiling height of each of the two floors by one foot, but the plate line would not change as a result. She stated she could discuss with the builder.

Louis Clayton referred to the language in the code that says "step down to approximate height."

Ms. Brown commented that it seems subjective.

Acting Chairman Reim asked staff for confirmation that the proposal complies with the code requirements.

Louis Clayton replied “yes”.

Acting Chairman Reim commented that he thinks it is tall but that it technically complies.

Sally Cohn, Clayton resident, asked if the driveway could be sunk down.

Ms. Fumagalli stated that there is already a retaining wall between this property and the lot to the east (noting this lot is higher).

Mr. DuBois added that a drop would result in ponding in the yard.

Mr. Tirjan asked the members to consider property values and especially the impact that this house will have on him.

Acting Chairman Reim asked the City Attorney how the height should be considered here.

City Attorney O’Keefe replied that there is no specific response, noting that there are set standards, specific criteria and subjective criteria. He stated that there is no evidence of the impact on property values this will or will not have. He added that this Board is familiar with smaller houses being replaced by larger houses and that the burden is on the applicant with regard to meeting the criteria set out in the ordinances. He stated that opinions are being offered without data to support them.

Hearing no further questions or comments, Acting Chairman Reim called for a motion.

Josh Corson made a motion to approve as submitted. The motion was seconded by Craig Owens and received the following roll call vote: Ayes: Josh Corson and Craig Owens. Nays: Acting Chairman Ron Reim & Mark Winings. Motion fails.

City Attorney O’Keefe noted that the motion [to approve] failed as it did not receive a majority vote. He asked the Board if they wanted to offer the applicant the opportunity to resubmit.

Acting Chairman Reim asked if they can do that.

City Attorney O’Keefe replied that they can, as the motion intended to allow the applicant to resubmit provided the concerns noted during the meeting [height] are addressed.

Josh Corson made a motion to allow the applicant to resubmit during the time otherwise barred by the ordinance. Craig Owens seconded the motion which received unanimous approval.

Ms. Fumagalli asked the Board if they are being required to redesign the project based on audience here-say.

Acting Chairman Reim informed Ms. Fumagalli that they are being asked to respond to the Board's comments.

Ms. Fumagalli asked if the issue will be reflected in the minutes.

City Attorney O'Keefe informed Ms. Fumagalli that the issue is that the house is too tall.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 300 GAY AVENUE

Paul Doerner, project architect, was in attendance at the meeting. Also in attendance was John Faulk, civil engineer.

Susan Istenes explained that the proposed project consists of the demolition of an existing one-story home and the construction of a two-story single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 30 feet as measured from the average existing grade to the mean height of the roof. The proposed HVAC units are located on the east side of the home and screened by evergreen landscaping. Trash will be stored in a 40-square-foot trash enclosure located adjacent to the garage and accessible by a wood gate. The Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot and allows an increase in impervious coverage for projects that meet certain criteria. For this project, the allowable impervious coverage is increased to 55 percent for the inclusion of an at-grade, rear-loading garage. The existing impervious coverage on site is 48 percent. The new plans decrease the impervious coverage to 44 percent, which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.796 cubic feet per second (CFS). The proposed runoff is 0.785 CFS, which represents a decrease in 0.011 CFS, and therefore on site storm water mitigation is not required. All downspouts will be connected to the public storm sewer. The Public Works Department has reviewed and approved the storm water management plan. The proposed landscape plan provides a formal landscape that is complementary to the design of the home. The landscape plan shows the removal of 88 caliper inches of trees, all of which require onsite replacement. The landscape plan proposes 88 caliper inches of new deciduous and broadleaf evergreen trees. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site. All existing trees to remain are shown to be protected and preserved per City guidelines. Exterior lighting is proposed at the exterior doors and garage. All exterior lights will be 75 watts or less. Susan stated that the proposed home is compatible with surrounding homes in the neighborhood. Storm water will be adequately managed on site, and the landscape plan provides for a variety of new trees,

shrubs, and groundcover that is suitable for the area. The height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District and staff is of the opinion that the project meets the criteria for site plan approval and recommends approval as submitted.

Mr. Doerner presented the proposed site plan. He noted that the large corner lot has deep setbacks and two nice front yards.

Acting Chairman Reim asked if the downspouts are piped to the storm sewer.

Mr. Doerner replied “yes”.

Acting Chairman Reim asked if that is permitted.

Mr. Doerner indicated that it is when there is a storm sewer available to connect to with the permission of MSD and the City.

Acting Chairman Reim asked if any additional water will flow onto neighboring property.

Mr. Faulk replied “no”; noting that the impervious coverage is the same.

Acting Chairman Reim asked about paving materials.

Mr. Doerner stated that the driveway will be exposed aggregate and the other walking surfaces will be stamped concrete.

Jim Hoffmeister, 8417 Kingsbury Boulevard, asked what happens to the trees between his and the subject property. He asked if they are being removed.

Mr. Doerner replied “yes”.

A brief discussion regarding the proposed landscape plan took place.

Mr. Hoffmeister voiced his concern regarding the lack of separation between the two properties and possible noise from the new HVAC units.

Mr. Doerner indicated that there will be a hedge between the properties and that the HVAC units will be screened.

Mr. Hoffmeister noted that the trees that are being removed are large Redwoods.

Acting Chairman Reim asked if the trees that are being removed are located on the subject property.

Susan Istenes replied “yes”.

Sally Cohn commented that 22 China Hollies are a lot. She stated that there could also be a deciduous tree also to mitigate the height differential.

Ms. Brown voiced her concern regarding the removal of mature trees and feels it is better to plant larger trees.

Mr. Doerner stated that there are different options; however, his is happy with the landscape plan the way it is drawn.

Acting Chairman Reim suggested adding a deciduous tree.

Hearing no further questions or comments, Acting Chairman Reim called for a motion.

Josh Corson made a motion to approve the site plan with the condition that the applicants consider a variety of tree species. The motion was seconded by Craig Owens and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that properties located west of Forsyth Boulevard in Clayton Gardens have traditionally been one-story ranch designs with a strong horizontal orientation. The basic massing of the proposed two-story home is articulated on all sides with windows, doors, brick banding and variations in roof forms. The 1 ½-story home to the east (8417 Kingsbury Boulevard) was constructed in 1998 and is 4 feet 10 inches shorter than the proposed home (as measured from the mid-point of each roof). The 2-story home to the north (312 Gay Avenue) was constructed in 2003 and is 5 feet 4 inches taller than the proposed home (as measured from the mid-point of each roof). As required by Section 410.385 of the Clayton Gardens Urban Design District, new homes must provide a transition in height and scale to the existing adjacent homes. For this project, the following permitted technique is used: “Increasing the side yard setback one foot for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard.” The required side yard setbacks are 9.9 feet and the proposed setbacks are 10.9 feet. Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones, although the original brick has been painted in some instances. Per Section 410.380 of the Clayton Gardens Urban Design District, brick and one accent material is allowed not to exceed 25 percent on any wall elevation. The primary building material for the proposed home is gray colored brick and cast stone. Composite panels painted to match the stone are used on a bay window on the west side of the home, and account for nine percent of the building elevation. The applicant is requesting alternative compliance for this requirement to allow the use of a third accent material, composite trim, which is not listed as an approved material. The following justification for the request has been provided by the applicant:

1. The bay window is an important part of the charm of the Gay Avenue elevation.
2. As a cantilevered element, it would be difficult (and odd) to make the bay out of masonry.
3. By painting it a stone color, aesthetically it does not add an additional element to the composition.

Pursuant to Section 410.285, the Architectural Review Board may approve an alternative approach that may be substituted in whole or in part for a plan meeting the Urban Design District standards. This approach is intended to apply in unusual circumstances that might arise where an alternative approach would provide an equal or superior result. Economic consideration shall not be a basis for alternative compliance. To approve an alternative approach, the Architectural Review Board must find that the proposed alternative approach accomplishes the intent of the urban design standards equally well or better. Staff is of the opinion that the use of stone and composite panels as accent materials is acceptable and consistent with previous approvals by the Architectural Review Board. The proposed roof is clad in slate colored architectural asphalt shingles. A small amount of standing seam metal roof will be used between the chimneys and the main roof structure. Black casement windows are proposed. A new exposed aggregate driveway is proposed from Gay Avenue on the north side of the property. The new driveway will lead to a rear-entry, at-grade garage with a black paneled garage door. There are no permanent fences or retaining walls proposed. Susan stated that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District, the Clayton Gardens Urban Design District, and the Architectural Review Guidelines. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes and recommends approval as submitted.

Mr. Doerner presented a color rendering and elevations of the proposed house. He indicated that they are asking for approval of an additional material.

Acting Chairman Reim stated that the design solution works well and he's okay with the bay window as designed.

Josh Corson stated that it's a great looking house.

Mr. Hoffmeister stated that when the HVAC unit is taken into consideration, the setback is only about 7-feet. He asked if the house could be moved more towards Gay Avenue. He asked if the setback is the same as the houses on Kingsbury.

Mr. Doerner replied "yes".

Mr. Hoffmeister again asked if the house could be moved closer to Gay Avenue.

Ms. Brown questioned why the bay window is cantilevered and why it isn't load bearing so that stone could be used.

Mr. Doerner stated that if it had a foundation, it would not meet setback requirements.

Ms. Brown stated that everybody pushes the limit and maxes out every inch. She asked that the Board require the house to be shrunk so high quality materials could be used rather than the cheaper material proposed for the bay window.

Mr. Doerner indicated that the bay window could be removed, but the elevation would not be as visually pleasing. He commented that Hardie Board is a good material and that they did not max out the lot coverage; they are under the allowable coverage.

Hearing no further questions or comments, Craig Owens made a motion to approved as submitted. The motion was seconded by Josh Corson and unanimously approved by the Board.

PRESENTATION OF 2015 PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD'S ANNUAL REPORT

Review and discussion regarding the report was postponed to a future meeting when all members are in attendance.

Being no further question or comments, this meeting adjourned at 7:25 p.m.

Recording Secretary